



Rustington Parish Council

Council Offices, 34 Woodlands Avenue, Rustington, West Sussex BN16 3HB

Head of Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Our Ref: CW/CH/JM/PLAN/18

Date: 14 June 2018

Dear Sir

A/11/17/OUT - Hybrid application to include Full planning permission for a retail unit (Class A1) comprising 1,487 square metres with associated access, car parking, servicing, landscaping and associated works and Outline planning permission with some matters reserved (scale and appearance) for public house (Class A4) comprising 581 square metres (resubmission following A/23/15/OUT). This application is a Departure from the Development Plan - Land South of New Road (A259) and East of Brook Lane, Angmering

My Council has agreed that its previous observations/objections, albeit slightly amended, should be made in respect of this application, as follows:-

- (i) The proposal will most definitely result in increased traffic levels/flows as a result of not only this development but also the Manor Retail Park and the proposed new mixed use development comprising up to 90 No. residential units and a care home, which will obviously cause congestion and will add to the hazards of highway users in this vicinity
- (ii) The proposal will generate an unacceptable increase in vehicular traffic entering and leaving the public highway to the detriment of highway safety, and will result in an excessive amount of development being dependent on a single point of access
- (iii) The proposed creation of a new access to and from the A259, even if it is subsequently agreed that Brook Lane should be closed, would still cause vehicles to be decelerating and accelerating at a point extremely close to the current access for the Manor Retail Park and would, therefore, most certainly increase the hazards to road users, presenting a serious safety issue for the future. This is totally unacceptable, particularly taking account of the fact that this is a 70 mph dual carriageway section of the A259

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- (iv) The construction of a footbridge across the railway line is imperative in the interests of health and safety, particularly given the fact that there will be a Public House on this site from which patrons will be leaving to cross the railway line during licensed opening hours, and would need to be a strict condition of any permission granted, which would have to be implemented, without further discussion or negotiation by any prospective future developers. The responsibility for providing a footbridge should, therefore, lie jointly with both this Applicant and the Applicant for the recently approved Application No. A/169/17/OUT.

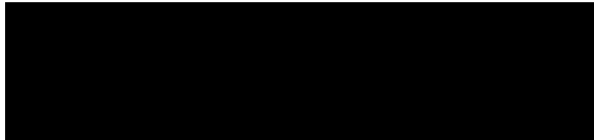
The local Planning Authority should therefore go to lengths to ensure that there could be no legal loophole that would allow a Developer to renege on the agreement at a future date. There have been a large number of fatalities on the railway line at this location in the past and, in the interests of the safety of pedestrians wanting to access the development from the public right of way from either Brook Lane or Penfold Lane (Footpath No. 2159) to the south, no permissions should be granted without the undertaking to construct this footbridge

- (v) In order to encourage pedestrians to be able to travel easily and safely from the proposed retail development to all areas of Rustington Village, as well as to the residential development proposed in the recently approved Application No. A/169/17/OUT, improvements would be crucial to Penfold Lane, a public footpath currently in a very poor state of repair. The local Planning Authority is, therefore, urged to ensure that further financial provision (in addition to the £28,000.00 committed from A/169/17/OUT) is secured from the Applicants, as a condition of any permission granted
- (vi) The proposal, by reason of its location outside of a built up area and in a Flood Zone, albeit only Zone 1, is in conflict with policies contained within the Local Plan
- (vii) Following appraisal of the resubmitted Retail Study, the Council does not believe that the sequential test has been accurately presented by the Applicant, and would therefore urge the local Planning Authority to ensure further investigation is undertaken
- (viii) Whilst it is understood that Section 106 monies were granted in respect of A/23/15/OUT based on the fact that Littlehampton Town Centre would be more adversely impacted upon than Rustington in the terms of its retailers, the updated Retail Statement accompanying this Application indicates that the cumulative impact will be far higher for Rustington, namely 4.48% for Littlehampton and 6.5% for Rustington. The Council believes that any Section 106 monies in respect of this proposed development should be re-allocated taking account of the above information

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- (ix) In the Retail Assessment of Rustington, the Applicant states that “Rustington has a strong robust centre”. However, over the past few months, several businesses have closed down or re-located to smaller premises due, in the main, to the migration of trade to larger out of town Supermarkets/Stores
- (x) Taking account of the fact that the local Planning Authority is currently producing a new Retail Study, the Council would like to reserve the right to make further comments on this Application when it has had an opportunity to consider the contents of the 2017 Study.

Yours faithfully



Mrs Carole Ward
Clerk of the Council